

COMPARED

#228696 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 29th day of March, A. D. 1923, between  
D. C. Powers and Eleanor F. Powers, his wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
Earl F. Sawyer, party of the second part  
Witnesseth: That in consideration of the sum of Six Hundred Ninety & No/100 - - - - -  
- - - - - DOLLARS,  
the receipt whereof is hereby acknowledged, said party of the first part do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eighteen (18) In Block Two (2), Lorraine Drive Addition  
to the City of Tulsa, Oklahoma, according to the recorded plat  
thereof.

As a part of the consideration herein designated, it is provided that  
no house other than a dwelling and appurtenances thereto shall be built  
on said lot which shall cost not less than Twenty-Five Hundred (\$2500.00)  
Dollars. Except a small building for temporary residence may be built on  
the rear of said lot. Upon any violation of this restriction, the said  
property hereinabove described shall revert to the parties of the first part.

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Garfield

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining, forever.

And said D.C. Powers and Eleanor F. Powers, for themselves and their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these  
presents that they are lawfully seized in their  
own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the  
appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments,  
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes for the year 1921 and thereafter.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns  
against said party of the first part their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming  
or to claim the same.

In Witness Whereof, The said parties of the first part have hereunto set their hands at the day and year first above written.

D.C. Powers,  
Eleanor F. Powers,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, W.G. Brookman a Notary Public, in and for said County and State on this 29th  
day of March, 1923, personally appeared D.C. Powers and Eleanor F. Powers,  
his wife, XXX  
to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they  
executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires Jan. 27, 1925 (SEAL) W.G. Brookman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of April, 1923, at 1:30 o'clock P. M.  
XXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.